

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

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VICTOR HOLANDA, AICP
DIRECTOR

TO: PLANNING COMMISSION

FROM: WARREN HOAG, DEPARTMENT OF PLANNING AND BUILDING

DATE: JULY 14, 2005

SUBJECT: TIME EXTENSIONS FOR TRACT MAPS

WH

SUMMARY

The attached time extension request has been reviewed by staff. It complies with Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances. The Subdivision Map Act allows time extensions to be granted to a maximum of five years past the initial approval period of two years for tentative tract maps. The tentative tract map is not yet ready to record. Additional time is necessary to comply with the conditions of approval.

RECOMMENDATION

Staff recommends your Commission approve the time extension.

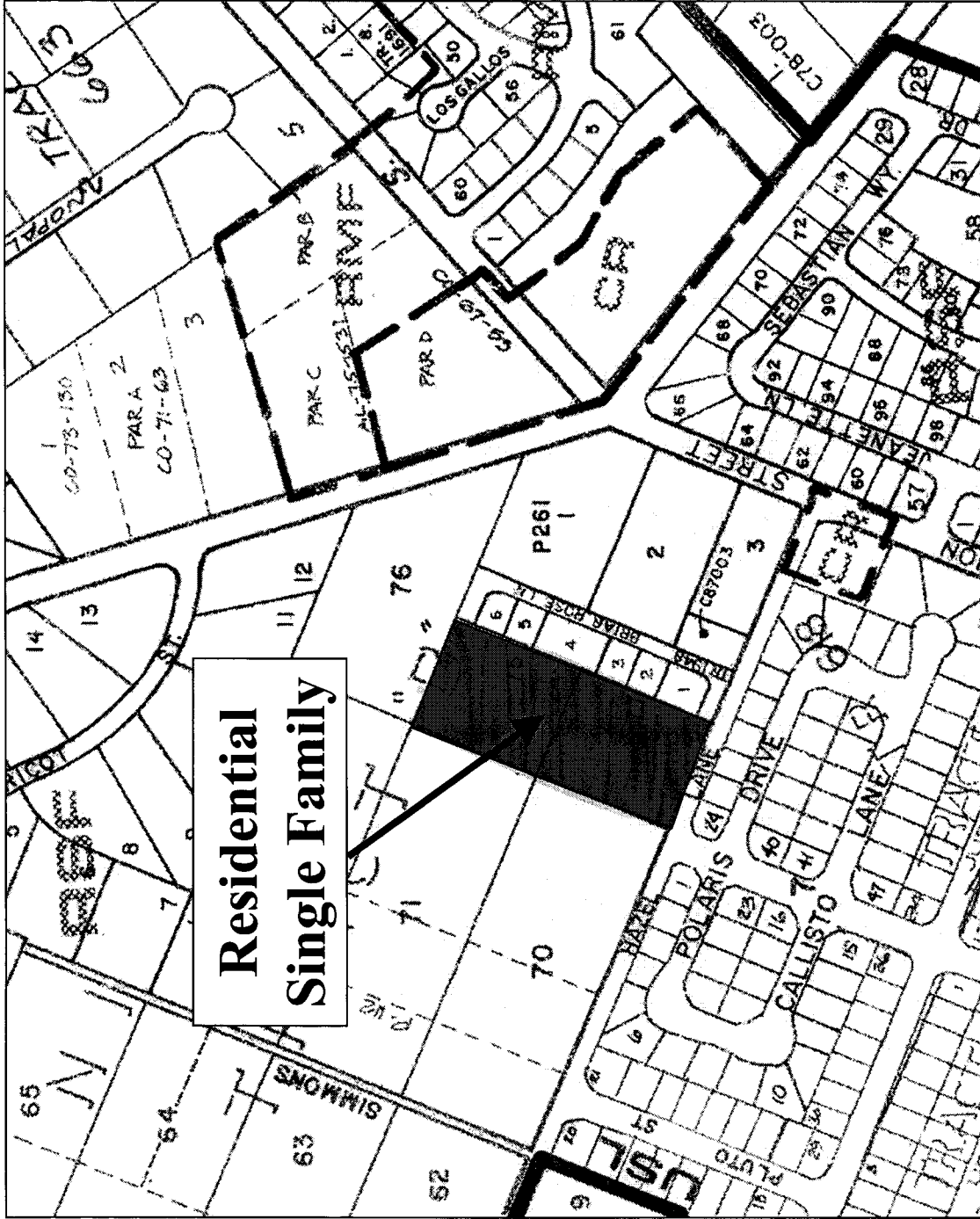
DISCUSSION

The following time extension is recommended for approval:

TRACT 2481 (S010340T) Request from Robert and Mary Penaflor/ John L. Wallace & Associates for a **1st time extension** for vesting tentative Tract Map to subdivide an existing 3.47 acre parcel into six parcels of approximately 20,018, 20,018, 21,678, 23,347, 28,107, and 30,371 square feet each. The project is located at 433 Hazel Lane, east of Simmons Lane, approximately 300 feet west of Division Street, in the South County - Nipomo Planning Area. APN: 092-123-022. Supervisorial District 4.

The tentative map is to expire on June 26, 2005. On June 6, 2005, the applicant requested the time extension. After review of the tentative map, staff recommends to the Planning Commission that the **1st one-year time extension** be granted to June 26, 2006, subject to the conditions of approval in the Planning Commission Resolution adopted June 26, 2003.

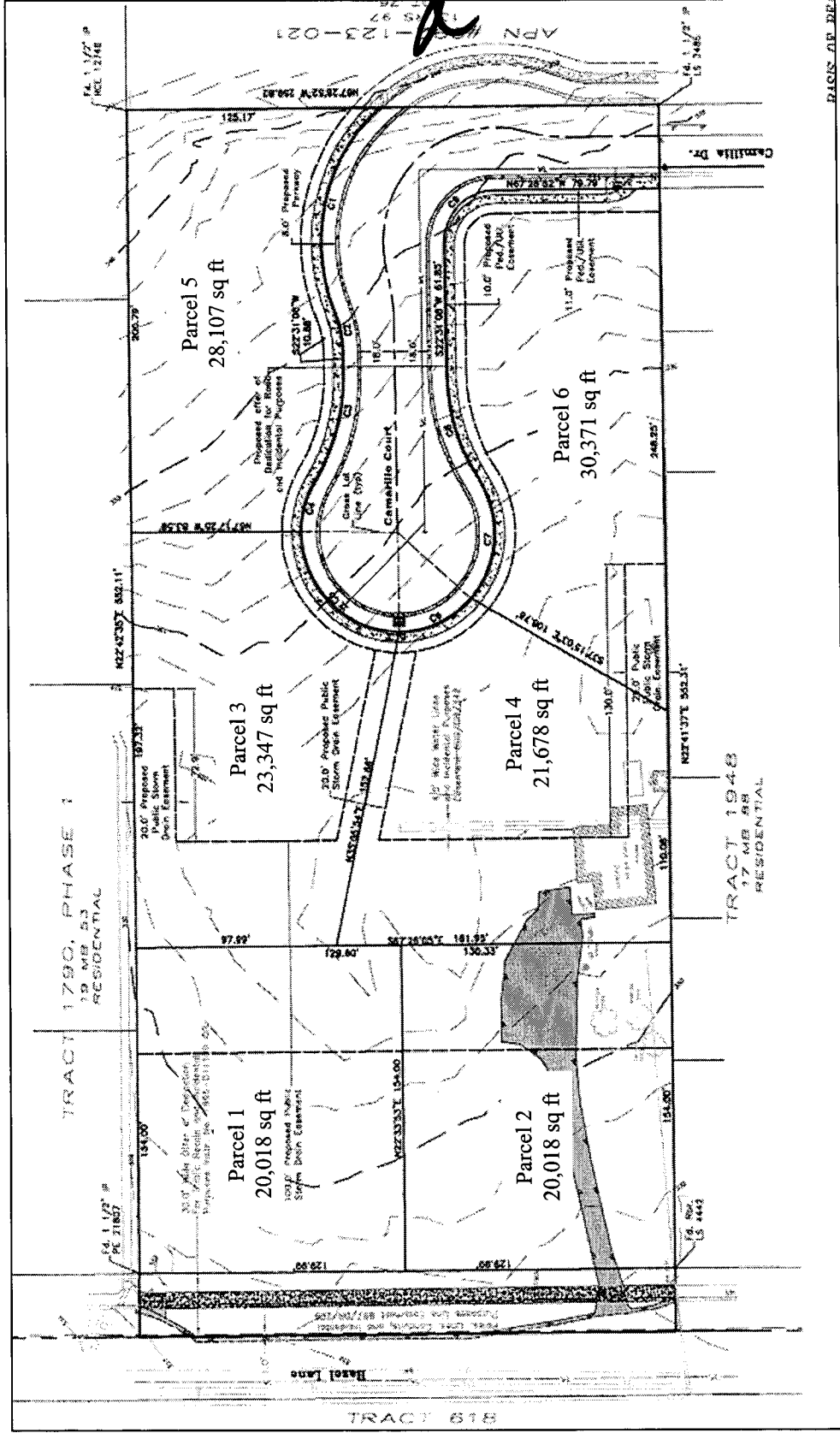
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Project
Penaflor Vesting Tract Map TR 2481



Exhibit
Land Use



Project

Penaflor Vesting Tract Map TR 2481



Exhibit

Vesting Tentative Tract Map TR 2481